



Ihlee Close, Peterborough
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Study
- Lounge/Diner
- Double Garage

GROUND FLOOR

ENTRANCE PORCH: UPVC Double glazed entrance door. UPVC Double glazed windows. Further wood and glazed door to;

ENTRANCE HALL: Radiator. Built in under stairs cupboard. Stairs to first floor.

CLOAKROOM: Low level WC. Wash hand basin. Radiator.

LOUNGE: 6.40m x 3.36m (21'01" max x 11'04") UPVC Double glazed window to front. Radiator. Fireplace. Opening to;

DINING AREA: 2.75m x 3.36m (9'03" x 11'05") UPVC Double glazed patio door to rear. Radiator.



KITCHEN: 5.20m x 2.46m (17'07" x 8'10") UPVC Double glazed window and patio door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in double oven and fitted hob with cooker hood over. Radiator.

UTILITY: 2.44m x 1.54m (8'02" x 5'07")
UPVC Double glazed window to side. Fitted with a range of base units. Sink and drainer with mixer tap. Wall mounted boiler. Radiator.

FIRST FLOOR

LANDING: Loft access. Built in airing cupboard housing hot water cylinder.

BEDROOM: 5.21m x 3.36m (17'11" max x 11'05")
UPVC Double glazed window to front. Radiator.
Fitted wardrobes.

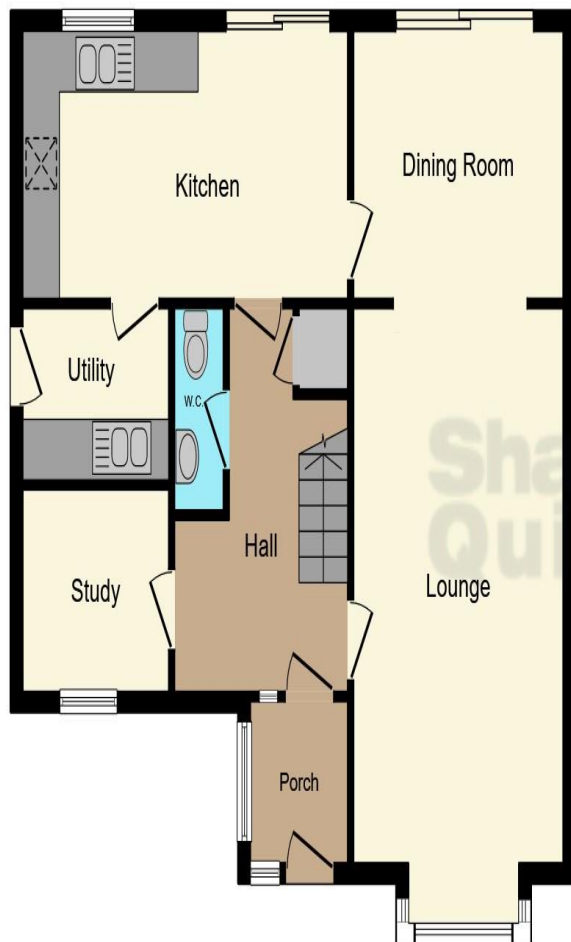
EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin set in vanity unit. Shower cubicle with mains shower. Radiator.

BEDROOM: 2.77m x 3.37m (9'11" x 11'06")
UPVC Double glazed window to front. Radiator.

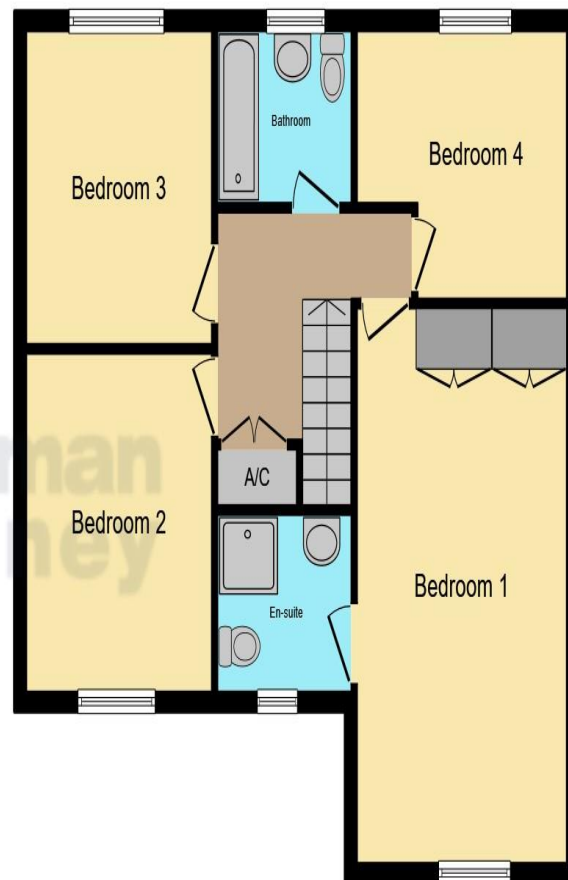
BEDROOM: 3.06m x 2.77m (10'04" x 9'10")
UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.37m x 2.46m (11'08" max x 8'10")





Ground Floor



First Floor

UPVC Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Bath with mains shower over. Radiator.

OUTSIDE

FRONT: Driveway providing off road parking. Laid to lawn area.

DOUBLE GARAGE: Electric door. Personal door. Power and lighting.

REAR GARDEN: Enclosed by fencing. Side access gate. Laid to lawn area with shrub borders. Block paved area.

Agents Notes: 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01733 575757

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

 Loxley Centre, Werrington, Peterborough,
Cambridgeshire, PE4 5BW

 werrington@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205357 - 0001

